



PRESENT:

Mr. F. Wayne Bass, Chairman
Dr. William P. Brown, Vice Chairman
Mr. Russell Gulley
Mr. Sam R. Hassen
Mr. Reuben J. Waller, Jr.
Mr. Kirkland A. Turner, Secretary to the Commission,
Planning Director

ALSO PRESENT:

Mr. William Dupler, Deputy County Administrator,
Community Development
Mr. Glenn E. Larson, Assistant Director, Plans
and Information Section, Planning Department
Ms. Tara McGee, Assistant County Attorney,
County Attorney's Office
Mr. George "Bubba" Bowles, Senior Engineer,
Utilities Department
Ms. Barbara Fassett, Planning Manager, Advance Planning and
Research Section, Planning Department
Mr. Steven F. Haasch, Principal Planner, Advance Planning and
Research Section, Planning Department
Mr. Zachary Mayo, Planning Data and Geographic Analyst,
Advance Planning and Research Section, Planning Department
Ms. Heather Barrar, Senior Planner, Advance Planning and
Research Section, Planning Department
Ms. Pamela Nichols, Clerk to the Commission,
Administration Section, Planning Department
Ms. Emily Masters, Administrative Secretary,
Advance Planning and Research Section, Planning Department
Mr. Robert V. Clay, Planning and Special Projects Coordinator,
Development Review Section, Planning Department
Battalion Chief James Fitch, Fire Administration, Budget & Planning
Fire and EMS
Ms. Beverly Rogers, Planning Administrator
Planning Department
Mr. James Banks, Assistant Director,
Transportation Department
Mr. Bill Wright, Assistant Director Engineering,
Utilities Department
Mr. Steve Simonson, Senior Civil Engineer,
Transportation Department
Providing a FIRST CHOICE community through excellence in public service

Ms. Kuzhalmozi Sundar, Information Manager, Information Management
Section, Planning Department
Mr. Mike Mabe, Library Director,
Library Department
Mr. Dave Wolverton, Microcomputer Analyst,
Information Systems Technology

SPECIAL MEETING.

Messrs. Bass, Brown, Gulley, Hassen, Waller and staff assembled at 1:00 p. m. in the Public Meeting Room, Chesterfield County Administration Building, 10001 Ironbridge Road Chesterfield, VA, for a special meeting.

I. CALL TO ORDER.

Mr. Bass called the special meeting to order in the Public Meeting Room, Chesterfield County Administration Building.

II. INVOCATION.

Mr. Bass presented the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG OF UNITED STATES OF AMERICA.

The Commissioners led the Pledge of Allegiance to the Flag.

IV. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS, CHANGES IN THE ORDER OF PRESENTATION.

In response to a question by Mr. Gulley, Mr. Larson stated that the Transportation Memo on Cost Estimates they received was prepared by Michael Baker Inc.; and it was his understanding there was conversation with the County Department of Transportation (CDOT) and Michael Baker Inc.

The Commission decided to discuss the memo at a later date when the Consultant was available for questions.

V. APPROVAL OF MINUTES.

Mr. Bass advised the Commission there were no minutes for consideration.

VI. DISCUSSION ON REQUEST FOR BOS EXTENSION FOR DRAFT COMPREHENSIVE PLAN REVIEW.

The Commission discussed requesting an extension from the Board of Supervisors;. Messrs. Bass and Brown stated that they believed the original deadline could be met; however, Messrs. Gulley, Hassen and Waller stated it was not possible for the Commission to meet the original July deadline.

Mr. Turner stated that there are three major challenges 1) the Commission approved the change in format 2) working with schedule of consultants, because some of the elements were written by the consultants and only they can defend the rationale and 3) concern that because the draft plan was put together based on data and modeling, drastic revisions in land use and densities will throw models off.

On motion of Mr. Gulley, seconded by Mr. Hassen, the Commission resolved to ask the Board of Supervisors for an extension for completion by September 20, 2011.

AYES: Messrs. Gulley, Hassen and Waller.

NAYS: Messrs. Bass and Brown.

VII. LAND USE PLAN MAP DISCUSSION.

Mr. Banks responded to questions from the Commission relative to the Transportation Cost Estimates memo; and stated the Transportation Department received the memo in November 2010; and that it was his understanding that the same data will be included in the reference handbook.

The Planning Commission continued to review the Land Use Categories.

In response to a question from Mr. Bass, Mr. Turner stated that Rural Centers are not shown on the draft Land Use Plan map because they are market driven.

Mr. Hassen stated that he agrees with the concept of infill as long as existing neighborhoods are protected. He further stated he does not have a problem with the Countryside designation.

While discussing the Countryside, Mr. Gulley stated that he believes the Utilities Department should have their consultants look into the feasibility of partnering with Amelia County to build a water treatment facility.

Mr. Bass stated the Countryside should go back to five acre (5) lots instead of twenty five (25) acre lots. Mr. Turner stated that the draft Plan tries to give property owners greater flexibility by expanding development potentials.

Dr. Brown stated the draft Land Use categories and designations fit his vision for the County and he hopes citizens will understand that maximum densities are rarely if ever the actual density on a track of land. He also stated that he supports infill development and managed growth; and shares the objective that the western Country should be less developed.

VIII. PUBLIC FACILITY PRESENTATION.

Mr. Haasch provided an overview of the Public Facilities Policy Element; the differences between the Element and the Plan; and highlighted existing facility conditions.

In response to a question from the Commission, Mr. Haasch stated that the County's facilities were rated by County departments.

Mr. Haasch provided a Facility Condition Index.

The Commission requested a copy of the summarized report with information on what the rating was comprised of.

Mr. Haasch continued the public facility conditions for Fire and EMS, Libraries, and Public Schools.

Mr. Waller asked which Fire and EMS facilities are owned by the County and which are volunteer stations. Chief Jim Fitch stated the Enon, Ettrick, Matoaca, Phillip, Chester, and Midlothian stations are

volunteer stations. Chief Fitch also stated that the damage at Wagstaff was so great that the County deemed the repairs were too expensive.

- **AGENDA FOR JUNE 6, 2011 MEETING.**

In response to a question by Mr. Turner, the Commission stated that they would agree with posting information they receive on the internet for the public.

IX. ADJOURNMENT.

There being no further business to come before the Commission, it was on motion of Mr. Gulley, seconded by Mr. Hassen, that the meeting adjourned at 4:09 p.m. to Monday, June 6, 2011 at 1:00 p.m., in the Public Meeting Room, Chesterfield County Administration Building, Chesterfield, Virginia.

Chairman/Date

Secretary/Date